



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZRZ12-00028  
**Application Type:** Rezoning  
**CPC Hearing Date:** November 15, 2012  
**Staff Planner:** Michael McElroy, 915-541-4238, [mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)  
**Location:** Lot 1: 651 Lafayette Drive  
Lot 2: 645 Lafayette Drive  
**Legal Description:** Lot 1: Lot 37, Block 3, Lafayette Place, City of El Paso, El Paso County, Texas  
Lot 2: Portions of Lot 38, Block 3, Lafayette Place, City of El Paso, El Paso County, Texas  
**Acreage:** Lot 1: 0.459 acres  
Lot 2: 0.301 acres  
**Rep District:** 6  
**Zoning:** R-3 (Residential)  
**Existing Use:** Single-Family Homes  
**Request:** A-1 (Apartments)  
**Proposed Use:** Apartments  
**Property Owner:** Luis & Ana Rodriguez / Luz Loya  
**Representative:** Luis A. Salcido

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3 (Residential) / Single Family Home  
**South:** R-3 (Residential) / Single Family Home  
**East:** R-3 (Residential) / Single Family Home  
**West:** R-3 (Residential) / Single Family Home

**Plan El Paso Designation:** G3, Postwar (Mission Valley)

**Nearest Park:** E. L. William Park (731 ft.)

**Nearest School:** Hillcrest Middle School (1,706 ft.)

### **NEIGHBORHOOD ASSOCIATIONS**

Santa Lucia Neighborhood Association

### **NEIGHBORHOOD INPUT**

Notices of the November 15, 2012 public hearing were mailed to all property owners within 300 feet of the subject property on October 30, 2012. The Planning Division received no letters in support or opposition to the request.

### **APPLICATION BACKGROUND**

The subject properties have pending court cases for zoning violations (operating apartments in a residential zoning district) and building without permits.

### **APPLICATION DESCRIPTION**

The applicant is requesting a rezoning of the subject property from R-3 to A-1 for use as an apartment complex, with each property containing existing single-family homes, accessory dwelling units, and storage buildings.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **denial** of the rezoning as the applicant's request is incompatible with the surrounding land use and the future land use map.

### **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3 – Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the A-1 (Apartment) district is to provide a medium density of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. Permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain non-residential uses and support facilities.

### **COMMENTS:**

#### **City Development Department - Planning Division - Transportation**

No objection to the rezoning.

Note:

Lafayette is a collector arterial on the Major Thoroughfare Plan. Additional dedication and improvements may be required prior to construction. Notes: 1. Sidewalks shall continue across driveway. Sidewalks not permitted to ramp down across driveways. 2. All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

#### **City Development Department – Planning Division - Land Development**

No Objection. Grading plan and permit shall be required.\* Storm Water Pollution Prevention Plan and/or permit required.\* Drainage plans must be approved by the City Development Dept. Land Development Section.\* \* This requirement will be applied at the time of development.

#### **Fire Department**

Recommend approval of “site plan” as presented. Does not adversely affect fire department at this time. \*\* Note, A more detailed reviewed will be done by fire plan review during the permitting process.

#### **Sun Metro**

Sun Metro does not oppose this request.

#### **El Paso Water Utilities**

1. EPWU does not object to this request.

#### **Water**

2. There is an existing 12-inch diameter water main that extends along Lafayette Drive fronting the southern boundary of the Subject Properties (645, 651 Lafayette Drive). This water main is available for service.

3. EPWU records indicate a 3/4-inch water meter serving each lot. The service addresses for these meters are 645 and 651 Lafayette Drive, respectively.

4. Previous water pressure readings conducted on fire hydrant No. 8294 located approximately 88

feet east of the east boundary line of 651 Lafayette Drive have yielded a static pressure of 100 pounds per square inch (psi), residual pressure of 92psi and a discharge of 1,174 gallons per minute (gpm).

5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

6. There is an existing 15-inch diameter sanitary sewer interceptor that extends along Lafayette Drive fronting the southern boundary of the Subject Properties (645, 651 Lafayette Drive). No direct service connections are allowed to this sanitary sewer interceptor as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

7. There is an existing 12-inch diameter sanitary sewer interceptor that extends along Lafayette Drive fronting the southern boundary of the Subject Properties (645, 651 Lafayette Drive). This sanitary sewer main is available for service.

**General:**

8. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**CITY PLAN COMMISSION OPTIONS**

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application:

1. Recommend approval of the application finding that the rezoning and detailed site development plan is in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

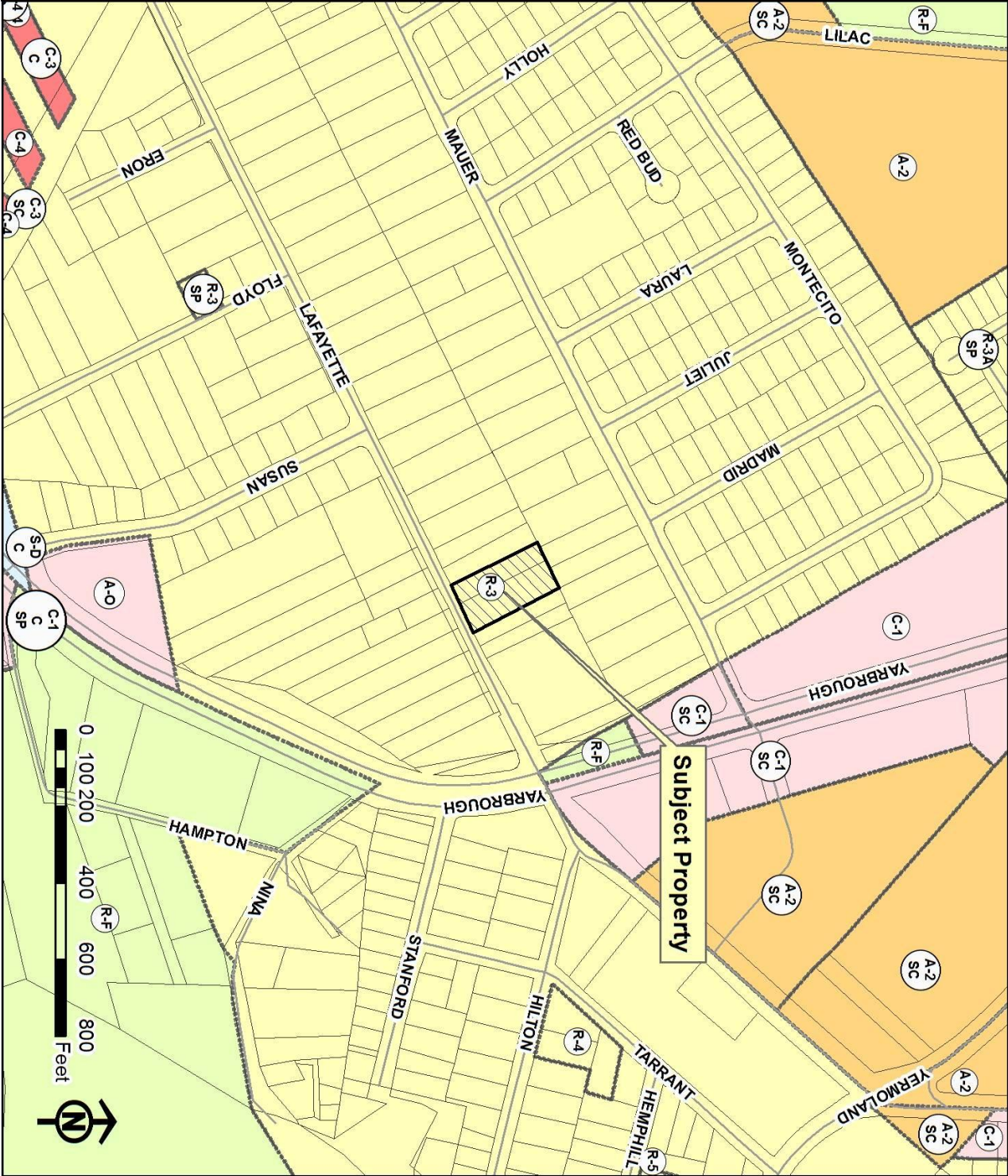
**Attachments:**

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Detailed Site Development Plan

PZRZ12-00028





PZRZ12-00028





645

651 LAFAYETTE DRIVE